

City of Las Vegas

# WEST LAS VEGAS PLAN

Prepared by:

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



## EXECUTIVE SUMMARY

### WEST LAS VEGAS PLAN UPDATE

The West Las Vegas Plan area is experiencing dynamic changes within its boundaries, both positive and challenging. This up-to-date version of the West Las Vegas Plan depicts the challenges, strengths and needs of the area.

The West Las Vegas area is centrally located within the city of Las Vegas and encompasses approximately 3.5 square miles, which is roughly 2.7 percent of the total land area of the city. West Las Vegas is located north of U.S. 95, south of Carey Avenue and Lake Mead Blvd, east of Rancho Drive and west of Interstate 15.

The plan is the product of collaboration among the residents of West Las Vegas and the departments of Planning and Development, Office of Business Development, Public Works and Neighborhood Services. This plan reflects the vision that emerged through a series of community meetings.

The implementation policies of the plan are divided into the following sections:

#### LAND USE

- ***Examine the effect of distance separation requirements for religious facilities on economic development opportunities in West Las Vegas.***

#### INFRASTRUCTURE

- ***Examine the circulation and transportation corridors within West Las Vegas, and opportunities for infrastructure improvements.***
- ***Explore and identify the impact of the population growth north of West Las Vegas on traffic and land uses in West Las Vegas.***

#### PUBLIC FACILITIES

- ***Explore and identify the adequate provision of cultural and public facilities.***

#### ECONOMIC DEVELOPMENT

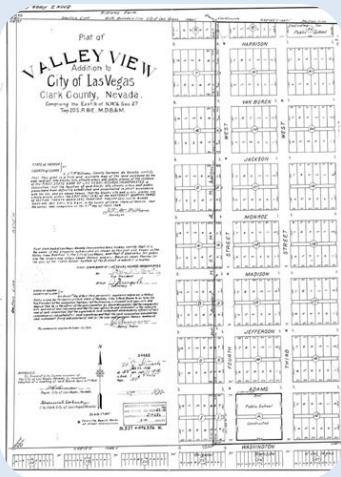
- ***Pursue redevelopment opportunities, including mixed economic opportunities in housing development, cultural institutions and neighborhood commercial, in the Las Vegas Redevelopment Plan area within the West Las Vegas Plan area.***

#### HISTORIC PRESERVATION

- ***Work with the West Las Vegas residents and neighborhoods to document and preserve existing historic, cultural and architectural resource.***

# HISTORY OF WEST LAS VEGAS

*Intimately intertwined with the beginning of Las Vegas*



## McWilliams Townsite

The history of West Las Vegas is intimately intertwined with the beginning of Las Vegas. In 1904 a surveyor named J. T. McWilliams began selling lots in the McWilliams townsite that later became known as the “Westside” because of its location on the west side of the railroad tracks. The boundaries for this townsite are Bonanza Road, Washington Avenue, A Street and H Street. The settlement quickly became an important supply point for miners in the area when the

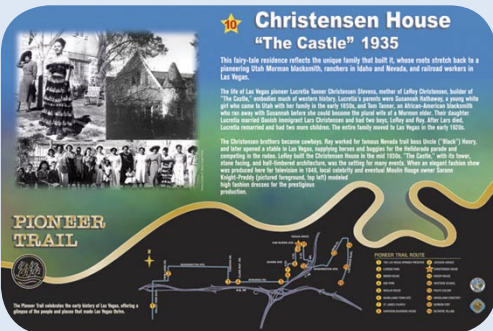
railroad completed its connection to Las Vegas in 1905. The McWilliams townsite served as a transportation center for goods and supplies from which freight was transported by wagons to outlying areas. Additionally, the first business district in the Las Vegas Valley was established here, including the first bank, blacksmiths, wholesale houses, a drug and general store along with several restaurants. During these prosperous times the townsite population was approximately 1,500.



## World War II, and through the Sixties

The African-American population for Las Vegas and West Las Vegas increased significantly during WWII when many came to work for the Las Vegas Army Air Gunnery Range (now Nellis Air Force Base), Basic Magnesium, Inc. in Henderson, Nevada, and the hotel casino industry, which was experiencing a boom in southern Nevada. During this time African-American businesses flourished in the “Westside.” Hotels and casinos were built in West Las

Vegas to provide entertainment for African-Americans, including the former Carver House and Moulin Rouge, and the still standing Town Tavern, located on Jackson Avenue, the historic commercial strip. As African-American entertainers performing on the Strip were not allowed to stay there; “Westside” hotels, boarding houses, restaurants and nightclubs such as the former Harlem Club, Brown Derby and the Ebony Club prospered. This trend continued until the advent of civil rights legislation in the 1960s.



## Pioneer Trail

The Pioneer Trail is a recreation trail that passes through 16 sites that show the historical progression of settlement in the Las Vegas Valley. The trail, which is six miles long and, for the most part, to be a five-foot wide sidewalk, begins at the Las Vegas Springs Preserve and ends at the Old Mormon Fort. It passes through some of the earliest settlements of African-Americans, Asian-Americans, Hispanic-Americans, Native-Americans and European-Americans. Included with the walk will be markers that denote the history of all the historic structures along

the route; banners will be installed to mark the trail route. The trail plan was originally developed by the Regional Transportation Commission and sponsored by Clark County.

As a trail that interconnects West Las Vegas and downtown north, the Pioneer’s Trail is invaluable to the Cultural Corridor in providing pedestrian access to the area. With a link to the downtown area and to the regional trails system at Valley View Boulevard, access by both valley residents and visitors will be much improved.



# DEVELOPMENT ACTIVITY IN WEST LAS VEGAS

## Las Vegas Enterprise Park (1995)

- *Las Vegas Enterprise Park (acquired) – City assembled 68-acre West Las Vegas site to facilitate economic development. Enterprise Park has since become home to several federal offices and private businesses, with a few development parcels remaining.*



## Las Vegas Business Center (1998)

- *Funded through federal CDBG and EDA grants, the center is located on a 2-acre site donated by the city. The center houses an SBA-sponsored Business Information Center and the Evolve Center, a workforce reintegration program for felons operated by the city of Las Vegas Department of Neighborhood Services. Additional market-rate office space is leased to business tenants.*



## Bolden Area Command (2002)

- *Metropolitan Police - Bolden / West Las Vegas Area Command – 17,000 square feet neighborhood substation, located in Las Vegas Enterprise Park.*

## Public Investment

- *The city of Las Vegas has recently made significant improvements to the West Las Vegas area in the previous five years, in particular public works infrastructure investments and neighborhood services investments. The city has made substantial improvements to the public infrastructure in the West Las Vegas area since 1998. Approximately \$58,343,924 was funded during the years 2000-2004, including full street improvements, street rehabilitation and other capital improvement projects such as public facility, sewer and lighting improvements.*



For more information or to view the complete plan visit [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov) or contact the Planning and Development Department at 702-229-6301.

# *ISSUES THAT THE PLAN SEEKS TO RESOLVE*

## INTEGRATE THE WEST LAS VEGAS ECONOMY INTO THE REGIONAL ECONOMY BY ENCOURAGING THE DEVELOPMENT OF COMMERCIAL AND OFFICE SPACE.

Following the recommendations of the West Las Vegas Neighborhood Plan (2003), local economies thrive off of their respective niches within the greater regional economy. These types of developments create jobs, rotate consumer dollars within the community, and serve as incentives for medium/large business recruitment by serving their “lunchtime” populations. West Las Vegas has yet to define its niche. The Planning Team for the West Las Vegas Neighborhood Plan determined that there is a need “to encourage the development of neighborhood commercial, class “A” office space and big box stores in conjunction with business development and expansion incentives designed to raise the median income and lower unemployment in West Las Vegas.”



## EXAMINE THE EFFECT OF DISTANCE SEPARATION REQUIREMENTS FOR RELIGIOUS FACILITIES ON ECONOMIC DEVELOPMENT OPPORTUNITIES IN WEST LAS VEGAS.

Religious facilities (church, house of worship, mosque, synagogue, etc.) comprise 2.9% or 46.6 acres of the West Las Vegas Plan area as compared to 0.6% of the city as a whole. More than 90% are located east of Martin Luther King Boulevard.



## EXPLORE AND IDENTIFY THE IMPACT OF THE POPULATION GROWTH NORTH OF WEST LAS VEGAS ON TRAFFIC AND LAND USES IN WEST LAS VEGAS.

The West Las Vegas Neighborhood Plan indicated that the West Las Vegas area has had increased drive-through traffic on secondary streets in residential neighborhoods due to the development that has occurred northwest and northeast of West Las Vegas. Especially impacted are Byrnes Avenue, Tonopah Drive, J Street, and Simmons Street.

North Las Vegas had a population of approximately 148,000 as of July 1, 2003, and is projecting a population of 188,000 for July 1, 2005. For 2010 the population is projected at approximately 261,500.

